

San Francisco (Hunters Point neighborhood)
Refinance Residence for Business Purpose
2nd Trust Deed Investment



CapitalBenefit
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Executive Summary



Property Type	Condominium
Occupancy	Owner
Purpose	Business
Loan Amount	\$200,000
Appraised Value	\$955,000
Combined Loan-to-Value	69% *
Protective Equity	\$301,000 *
Investor Yield	11.00%
Term	3 Years (40 due in 3)

* 1st mortgage \$454,000 at 3.875%

Fund directly into insuring Title Company
Your vesting on Note and Deed of Trust

Comments: *Appraisal dated January 9, 2019*

Our borrower has owned this home since 2005. He has very good credit and stable employment. The loan proceeds will be used for business capital.

This property is located across the street from Candlestick Park.

Per Appraiser: This unit offers 1,323 sq. ft. of living space featuring 3 bedrooms, 2 baths and 2 parking stalls. The HOA fee is \$525/month.

Options: *Available as a multi-beneficiary (partial interest portions)*

Examples of investor returns —

\$50,000	partial interest – scheduled monthly income	\$464
\$100,000	partial interest – scheduled monthly income	\$928
\$200,000	whole note – scheduled monthly income	\$1,857

Loan Servicing: Capital Benefit offers comprehensive loan servicing

Summary Information only – call Marcel Bruetsch at (949) 566-9040 for more information or a complete investor diligence package.

For additional Trust Deed Investments, visit capitalbenefit.com

Available to California investors or all qualified investors.



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Capital Benefit, Inc. 2727 Newport Blvd. #203 Newport Beach, CA 92663
(949) 566-9040 | (949) 566-9262 | capitalbenefit.com
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